

108.0

0002

0034.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

849,600 / 849,600

USE VALUE:

849,600 / 849,600

ASSESSED:

849,600 / 849,600



## PROPERTY LOCATION

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 59 |        | TOMAHAWK RD, ARLINGTON |

## OWNERSHIP

Unit #:

|                                     |  |
|-------------------------------------|--|
| Owner 1: HENOCH ALEXANDER JEFFREY   |  |
| Owner 2: HENOCH ALEXANDER KIMBERLEY |  |
| Owner 3:                            |  |

|                            |  |
|----------------------------|--|
| Street 1: 59 TOMAHAWK ROAD |  |
| Street 2:                  |  |

|                     |        |
|---------------------|--------|
| Twn/City: ARLINGTON |        |
| St/Prov: MA         | Cntry: |
| Postal: 02474       | Type:  |

## PREVIOUS OWNER

|                                     |  |
|-------------------------------------|--|
| Owner 1: COFFEY HAROLD LEO/ESTATE - |  |
| Owner 2: -                          |  |

|                            |  |
|----------------------------|--|
| Street 1: 59 TOMAHAWK ROAD |  |
| Twn/City: ARLINGTON        |  |

|               |        |  |
|---------------|--------|--|
| St/Prov: MA   | Cntry: |  |
| Postal: 02474 |        |  |

## NARRATIVE DESCRIPTION

This parcel contains 8,447 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1961, having primarily Vinyl Exterior and 2576 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 8447        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 0.80 | 4     |            |           |        |   |        |   |        |   | 471,388         |           |   |           |        |      | 471,400   |       |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101      | 8447.000  | 378,200        |            | 471,400    | 849,600     |                   | 69188     |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 08/21/18  |

## PREVIOUS ASSESSMENT

| Parcel ID 108.0-0002-0034.A |     |     |            |           |           |            |             |                       |
|-----------------------------|-----|-----|------------|-----------|-----------|------------|-------------|-----------------------|
| Tax Yr                      | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value         |
| 2020                        | 101 | FV  | 378,200    | 0         | 8,447.    | 471,400    | 849,600     | 849,600 Year End Roll |
| 2019                        | 101 | FV  | 294,100    | 0         | 8,447.    | 471,400    | 765,500     | 765,500 Year End Roll |
| 2018                        | 101 | FV  | 294,100    | 0         | 8,447.    | 404,000    | 698,100     | 698,100 Year End Roll |
| 2017                        | 101 | FV  | 294,100    | 0         | 8,447.    | 377,100    | 671,200     | 671,200 Year End Roll |
| 2016                        | 101 | FV  | 294,100    | 0         | 8,447.    | 323,200    | 617,300     | 617,300 Year End      |
| 2015                        | 101 | FV  | 292,700    | 0         | 8,447.    | 289,600    | 582,300     | 582,300 Year End Roll |
| 2014                        | 101 | FV  | 291,300    | 0         | 8,447.    | 268,000    | 559,300     | 559,300 Year End Roll |
| 2013                        | 101 | FV  | 291,300    | 0         | 8,447.    | 255,600    | 546,900     | 546,900               |

## SALES INFORMATION

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes                              |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|------------------------------------|
| COFFEY HAROLD L | 62437-69  |      | 8/12/2013 |           | 683,500    | No | No  | Y     | D.O.D. HAROLD LEO COFFEY 9/1/2010. |
|                 | 14597-23  |      | 4/1/1982  |           | 115,000    | No | No  | Y     |                                    |

## BUILDING PERMITS

| Date       | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|------------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 10/29/2019 | 1743   | Re-Roof  | 12,500 | C   |            |          |            |                    |
| 3/13/2013  | 337    | Solar Pa | 35,769 | C   |            |          |            |                    |
| 8/3/2007   | 656    | Renovate | 42,800 |     |            | G9       | GR FY09    | basement,family ro |

## ACTIVITY INFORMATION

| Date       | Result       | By  | Name    |
|------------|--------------|-----|---------|
| 9/20/2018  | Missed Appt. | CC  | Chris C |
| 8/21/2018  | MEAS&NOTICE  | CC  | Chris C |
| 5/29/2013  | Info Fm Prmt | EMK | Ellen K |
| 2/18/2009  | Meas/Inspect | 189 | PATRIOT |
| 10/27/1999 | Meas/Inspect | 256 | PATRIOT |
| 12/1/1981  |              | MS  |         |

Sign: VERIFICATION OF VISIT NOT DATA / / /

|                              |                     |                       |              |                                     |                   |                                       |              |  |            |                |              |   |         |              |              |   |              |  |  |                         |  |  |  |        |  |  |  |
|------------------------------|---------------------|-----------------------|--------------|-------------------------------------|-------------------|---------------------------------------|--------------|--|------------|----------------|--------------|---|---------|--------------|--------------|---|--------------|--|--|-------------------------|--|--|--|--------|--|--|--|
| <b>EXTERIOR INFORMATION</b>  |                     |                       |              | <b>BATH FEATURES</b>                |                   |                                       |              | <b>COMMENTS</b>                        |            |                |              | <b>SKETCH</b>                                     |         |              |              |   |              |  |  |                         |  |  |  |        |  |  |  |
| Type: 19 - Ranch             | Sty Ht: 1 - 1 Story | (Liv) Units: 1        | Total: 1     | Full Bath: 1                        | Rating: Good      | SINK IN WET BAR.                      |              |  |            |                |              |   |         |              |              |   |              |  |  |                         |  |  |  |        |  |  |  |
| Foundation: 1 - Concrete     | Frame: 1 - Wood     | Prime Wall: 4 - Vinyl | Sec Wall: %  | A Bath: 1                           | Rating:           | 3/4 Bath: 1                           | Rating: Good | A 3QBth: 1                             | Rating:    | 1/2 Bath: 1    | Rating: Good | A HBth: 1   | Rating: | OthrFix: 1   | Rating: Good |   |              |  |  |                         |  |  |  |        |  |  |  |
| Roof Struct: 1 - Gable       |                     |                       |              | OTHER FEATURES                      |                   |                                       |              | RESIDENTIAL GRID                       |            |                |              | SKETCH  |         |              |              |   |              |  |  |                         |  |  |  |        |  |  |  |
| Roof Cover: 1 - Asphalt Shgl |                     |                       |              | Kits: 1                             | Rating: Very Good | 1st Res Grid Desc: Line 1 # Units: 1  |              |  |            | WDK (336) 14   |              |   |         | FFL (224) 16 |              |   |              |  |  |                         |  |  |  |        |  |  |  |
| Color: GRAY                  |                     |                       |              | A Kits: 1                           | Rating:           | Level FY LR DR D K FR RR BR FB HB L O |              |  |            | 24             |              |   |         | 16           |              |   |              |  |  |                         |  |  |  |        |  |  |  |
| View / Desir:                |                     |                       |              | Fpl: 2                              | Rating: Good      | Other                                 |              |  |            | 28             |              |   |         | 28           |              |   |              |  |  |                         |  |  |  |        |  |  |  |
| GENERAL INFORMATION          |                     |                       |              | WSFlue: 1                           | Rating:           | Upper                                 |              |  |            | FFL BMT (1568) |              |   |         | 56           |              |   |              |  |  |                         |  |  |  |        |  |  |  |
| Grade: C+ - Average (+)      |                     |                       |              | CONDO INFORMATION                   |                   |                                       |              | Lvl 2                                  |            |                |              | 28  |         |              |              | 28  |              |  |  |                         |  |  |  |        |  |  |  |
| Year Blt: 1961               |                     | Eff Yr Blt:           |              | Location:                           |                   |                                       |              | Lvl 1                                  |            |                |              | 28  |         |              |              | 28  |              |  |  |                         |  |  |  |        |  |  |  |
| Alt LUC:                     |                     | Alt %:                |              | Total Units:                        |                   |                                       |              | Lower                                  |            |                |              | 28  |         |              |              | 28  |              |  |  |                         |  |  |  |        |  |  |  |
| Jurisdct:                    |                     | Fact: .               |              | Floor:                              |                   |                                       |              | Totals RMS: 8 BRs: 3 Baths: 1 HB: 1    |            |                |              | 28  |         |              |              | 28  |              |  |  |                         |  |  |  |        |  |  |  |
| Const Mod:                   |                     |                       |              | % Own:                              |                   |                                       |              | REMODELING                             |            |                |              | RES BREAKDOWN                                     |         |              |              | 28  |              |  |  |                         |  |  |  |        |  |  |  |
| Lump Sum Adj:                |                     |                       |              | Name:                               |                   |                                       |              | Exterior:                              |            |                |              | No Unit RMS BRS FL                                |         |              |              | 28  |              |  |  |                         |  |  |  |        |  |  |  |
| INTERIOR INFORMATION         |                     |                       |              | DEPRECIATION                        |                   |                                       |              | Interior:                              |            |                |              | 1 8 3   |         |              |              | 28  |              |  |  |                         |  |  |  |        |  |  |  |
| Avg Ht/FL: STD               |                     |                       |              | Phys Cond: GD - Good                | 18. %             | Additions:                            |              |  |            | Kitchen:       |              |   |         | 28           |              |   |              |  |  |                         |  |  |  |        |  |  |  |
| Prim Int Wall: 2 - Plaster   |                     |                       |              | Functional:                         | %                 | Baths:                                |              |  |            | Baths:         |              |   |         | 28           |              |   |              |  |  |                         |  |  |  |        |  |  |  |
| Sec Int Wall: %              |                     |                       |              | Economic:                           | %                 | Plumbing:                             |              |  |            | Plumbing:      |              |   |         | 28           |              |   |              |  |  |                         |  |  |  |        |  |  |  |
| Partition: T - Typical       |                     |                       |              | Special:                            | %                 | Electric:                             |              |  |            | Electric:      |              |   |         | 28           |              |   |              |  |  |                         |  |  |  |        |  |  |  |
| Prim Floors: 3 - Hardwood    |                     |                       |              | Override:                           | %                 | Heating:                              |              |  |            | Heating:       |              |   |         | 28           |              |   |              |  |  |                         |  |  |  |        |  |  |  |
| Sec Floors: 4 - Carpet       |                     |                       |              | Total: 18.6 %                       |                   | General:                              |              |  |            | General:       |              |   |         | 28           |              |   |              |  |  |                         |  |  |  |        |  |  |  |
| Bsmnt Flr: 12 - Concrete     |                     |                       |              | CALC SUMMARY                        |                   |                                       |              | COMPARABLE SALES                       |            |                |              | SUB AREA  |         |              |              | SUB AREA DETAIL                                   |              |  |  |                         |  |  |  |        |  |  |  |
| Subfloor:                    |                     |                       |              | Basic \$ / SQ: 95.00                |                   |                                       |              | Rate Parcel ID Typ Date Sale Price     |            |                |              | Code Description Area - SQ Rate - AV Undepr Value |         |              |              | Code Description Area - SQ Rate - AV Undepr Value |              |  |  |                         |  |  |  |        |  |  |  |
| Bsmnt Gar: 2                 |                     |                       |              | Size Adj: 1.23593748                |                   |                                       |              |  |            |                |              | FFL First Floor 1,792 117,170 209,968             |         |              |              | Sub Area Area % Usbl Descrip % Type Qu # Ten      |              |  |  |                         |  |  |  |        |  |  |  |
| Electric: 3 - Typical        |                     |                       |              | Const Adj: 0.99792004               |                   |                                       |              |  |            |                |              | BMT Basement 1,568 56,240 88,187                  |         |              |              | BMT 100 GFB 50 G                                  |              |  |  |                         |  |  |  |        |  |  |  |
| Insulation: 2 - Typical      |                     |                       |              | Adj \$ / SQ: 117.170                |                   |                                       |              |  |            |                |              | WDK Deck 336 8.960 3,010                          |         |              |              |   |              |  |  |                         |  |  |  |        |  |  |  |
| Int vs Ext: S                |                     |                       |              | Other Features: 121200              |                   |                                       |              |  |            |                |              |   |         |              |              |   |              |  |  |                         |  |  |  |        |  |  |  |
| Heat Fuel: 1 - Oil           |                     |                       |              | Grade Factor: 1.10                  |                   |                                       |              |  |            |                |              |   |         |              |              |   |              |  |  |                         |  |  |  |        |  |  |  |
| Heat Type: 3 - Forced H/W    |                     |                       |              | NBHD Inf: 1.00000000                |                   |                                       |              |  |            |                |              |   |         |              |              |   |              |  |  |                         |  |  |  |        |  |  |  |
| # Heat Sys: 1                | % Heated: 100       | % AC:                 | % Sprinkled: | NBHD Mod:                           |                   |                                       |              | WtAv\$/SQ: AvRate: Ind.Val             |            |                |              | Net Sketched Area: 3,696 Total: 301,165           |         |              |              |   |              |  |  |                         |  |  |  |        |  |  |  |
| Solar HW: NO                 |                     |                       |              | LUC Factor: 1.00                    |                   |                                       |              |  |            |                |              | Size Ad 1792 Gross Are 3696 FinArea 2576          |         |              |              |   |              |  |  |                         |  |  |  |        |  |  |  |
| % Com Wall                   |                     |                       |              | Adj Total: 464601                   |                   |                                       |              | Juris. Factor: Before Depr: 128.89     |            |                |              |   |         |              |              |   |              |  |  |                         |  |  |  |        |  |  |  |
|                              |                     |                       |              | Depreciation: 86416                 |                   |                                       |              | Special Features: 0 Val/Su Net: 102.33 |            |                |              |   |         |              |              |   |              |  |  |                         |  |  |  |        |  |  |  |
|                              |                     |                       |              | Depreciated Total: 378185           |                   |                                       |              | Final Total: 378200 Val/Su SzAd 211.05 |            |                |              |   |         |              |              |   |              |  |  |                         |  |  |  |        |  |  |  |
| MOBILE HOME                  |                     |                       |              | Make: Model: Serial #: Year: Color: |                   |                                       |              | PARCEL ID 108.0-0002-0034.A            |            |                |              | IMAGE   |         |              |              | AssessPro Patriot Properties, Inc                 |              |  |  |                         |  |  |  |        |  |  |  |
| SPEC FEATURES/YARD ITEMS     |                     |                       |              |                                     |                   |                                       |              |  |            |                |              |   |         |              |              |   |              |  |  |                         |  |  |  |        |  |  |  |
| Code                         | Description         | A                     | Y/S          | Qty                                 | Size/Dim          | Qual                                  | Con          | Year                                   | Unit Price | D/S            | Dep          | LUC   | Fact    | NB Fa        | Appr Value   | JCod JFact  | Juris. Value |  |  |                         |  |  |  |        |  |  |  |
| More: N                      |                     |                       |              |                                     |                   |                                       |              |  |            |                |              |   |         |              |              | Total Yard Items:                                 |              |  |  | Total Special Features: |  |  |  | Total: |  |  |  |